

DOCKET NO: HHD-CV21-6145057-S	:	SUPERIOR COURT
COMMISSIONER OF TRANSPORTATION	:	JUDICIAL DISTRICT
STATE OF CONNECTICUT	:	OF HARTFORD
VS.	:	AT HARTFORD
ACE APARTMENTS, LLC, et al.	:	JUNE 17, 2022

MOTION FOR PAYMENT OF DEPOSIT

In connection with his taking of a portion of the land located at Salmon Brook Street in the Town of Granby, Connecticut (the "Taken Property"), the Commissioner of the Connecticut Department of Transportation (the "Commissioner") has made a deposit of \$19,000.00 with the Clerk of this Court (the "Deposit"). As the sole owner of the Taken Property at the time of the taking, Ace Apartments, LLC, hereby moves pursuant to General Statutes § 13a-74 that the Court order the deposit of \$19,000.00 be paid to it. In support of this motion, Ace Apartments, LLC, represents as follows:

1. On July 26, 2021, the Commissioner filed with this Court a Notice of Condemnation and Assessment of Damages describing the Taken Property and assessing damages at \$19,000.00.
2. On July 26, 2021, the Commissioner also filed a Transfer Invoice with the Clerk of this Court and deposited with the Clerk the said sum of \$19,000.00.
3. Title to the Taken Property has vested in the Commissioner and the right to just compensation has vested in the entity entitled thereto.

4. Ace Apartments, LLC, claims an interest in the \$19,000.00 deposited as it is the sole owner of record of the Taken Property. (See Exhibit A attached hereto - "QUIT-CLAIM DEED").

WHEREFORE, the undersigned respectfully requests that the Court enter an order that the Deposit of \$19,000.00 be paid to Ace Apartments, LLC.

THE DEFENDANT,
ACE APARTMENTS, LLC

By: 

Jonathan P. Budlong
Joseph R. Brennan-Reilly
Budlong & Budlong, LLC
93 Oak Street
Hartford, CT 06106
(860) 727-9900
Juris No. 405677

CERTIFICATION


This is to certify that a copy of the foregoing was mailed via U.S. mail, postage prepaid, and/or electronically delivered on this 17th day of June 2022, to the following:

Alan Ponanski
Assistant Attorney General
165 Capitol Avenue
Hartford, CT 06106
Alan.Ponanski@ct.gov

Sack Energy Corp.
Attention: Stephen Sack, Jr., President
40 Jansen Court
West Hartford, Connecticut 06110

Granby Homes for Senior Citizens
c/o Wildwood Property Management, LLC
Attention: Matthew J. Scibek, President
348 Hartford Turnpike, Suite 200
Vernon, Connecticut 06066

Town of Granby
Attention: William F. Smith, Jr., Town Manager
15 North Granby Road
Granby, Connecticut 06035



Commissioner of the Superior Court

EXHIBIT A

BK411 PG428-429

After recording, please return to:
The Law Offices of Matthew J. Lefevre, Esq., P.C.
38 Woodland Street
Hartford, Connecticut 06105

Space above this Line for Recording Data



QUIT-CLAIM DEED

I, CATHERINE A. SCHANTZ, of the Town of Granby, County of Hartford and State of Connecticut (the "Grantor"), for no consideration paid, grant to ACE APARTMENTS, LLC, a Connecticut Limited Liability Company with its principal place of business in the Town of Granby, County of Hartford and State of Connecticut (the "Grantee"), with QUIT-CLAIM COVENANTS, all of my right, title and interest in and to a certain piece or parcel of land, with all buildings and structures appurtenant thereto, known as 255-257 Salmon Brook Street situated in the Town of Granby, County of Hartford and State of Connecticut, being more particularly bounded and described in Schedule A attached hereto and made a part hereof.

This being the same parcel described in a Certificate of Devise to The Rosetta Guarco Marital Trust dated December 28, 1999 and recorded in Volume 237, Page 921 of the Granby Land Records.

Signed this 21 day of January, 2016.

Witnessed By:


 Rolann Wherry

 Matthew J. Lopez



CATHERINE A. SCHANTZ

STATE OF CONNECTICUT)
) ss. Hartford
COUNTY OF HARTFORD)

Personally appeared CATHERINE A. SCHANTZ, signer of the foregoing instrument and acknowledged the same to be her free act and deed before me.

In witness whereof, I hereunto set my hand.

my hand.



Commissioner of the Superior Court/
Notary Public *Matthew J. Lockard, Esq.*

GRANTEE'S ADDRESS:

5 Brook Pasture Lane
Granby, CT 06035

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted.

I CERTIFY THIS TO BE A TRUE COPY.
ATTEST: Muzilli ^{Asst.} Town Clerk
Dated at Granby, CT 6/1/02

2 pages

Conveyance Tax Received
\$ NONE Town of Granby
\$ CT Rev Service
Karen Hagan Town Clerk

SCHEDULE A

A certain piece or parcel of land with the buildings and improvements thereon standing, situated in the Town of Granby, County of Hartford and State of Connecticut, being known as Nos. 255-257 Salmon Brook Street, and being shown on a map entitled "Survey of Property of The Estate of Ina E. Case Granby, Conn. Henry Charles Cotton Land Surveyor Sullivan Drive, Granby, Conn. Scale 1" = 40' Date 8-25-1958", which map is on file in the Town Clerk's Office of Granby, and being more particularly bounded and described as follows:

NORTHERLY	By land now or formerly of the Town of Granby, 291.0 feet;
EASTERLY	By Salmon Brook Street, 149.89 feet;
SOUTHERLY	By land now or formerly of Mildred C. Allison, et al, 290.01 feet;
WESTERLY	By land now or formerly of Nathan K. Allison, et al, 108.28 feet.

Together with and subject to rights of way as of record appear, and further subject to any and all provisions of any municipal regulation or public or private law

Received for Record at Granby, CT
On 01/28/2016 At 12:54:05 pm


Town Clerk